IN THE UNITED STATES PATENT AND TRADEMARK OFFICE

Applicant: Donald GALE et al

Serial No.: not yet assigned

Filed: herewith

For: Method of Managing a Real Estate Unit

Examiner: not yet assigned

Art Unit: not yet assigned

Attorney Docket No.: 6802-82887

PRELIMINARY AMENDMENT

Commissioner for Patents
Washington, D.C. 20231

Sir:

In conjunction with the divisional patent application filed herewith, please amend prior U.S. Patent Application Serial No. 09/244,960 filed February 4, 1999 in the name of the instant applicant as follows:

In the Specification:

On page 1, line 1, insert the paragraph as follows:

--This application is a divisional of U.S. Patent Application Serial No. 09/244,960 filed on 2/4/99 (pending); the entire contents of which are hereby incorporated by reference.--

In the Claims:

Cancel, without prejudice, claims 2-24.

R E M A R K S

Allowance of claim 1 as now presented, is believed to be in order and such action is earnestly solicited. Should the Examiner be of the opinion that a telephone conference would expedite prosecution of the subject application, he is respectfully requested to telephone applicant's undersigned attorney.

Respectfully submitted,

WELSH & KATZ, LTD.

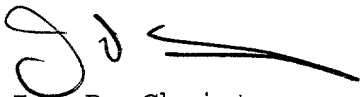
By 
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FIG. 17 is a owner inquiry screen of the system of FIG. 1;

FIG. 18 is a detail billing inquiry screen of the system of FIG. 1;

FIG. 19 is a cash entry screen of the system of FIG. 1;

FIG. 20 is a cash entry detail screen of the system of FIG. 1;

FIG. 21 is a cash entry summary screen of the system of FIG. 1; and

FIG. 22 is a billing code maintenance screen of the system of FIG. 1.

Detailed Description of a Preferred Embodiment

FIG. 1 is a block diagram of a system 10, shown generally, for remotely managing a real estate unit (not shown) under an illustrated embodiment of the invention. Under the embodiment, a CPU 16 may receive and process information about the real estate unit from a local terminal 22, a financial institution 18, or a real estate manager working through a remote user terminal (the manager and terminal hereinafter sometimes together referred to as a "manager 12"). The CPU 16 is provided with a set of software programs that when executed by the CPU 16 function as a server (the programs and CPU hereinafter sometimes together referred to as server 16).

As used herein, a real estate unit may include, but is not limited to, residential or commercial rental units or rental storage space. A real estate unit may also be a condominium unit, building or any facility for which the real estate manager performs maintenance management services for the owner.

A real estate unit may also be rental space in a mini-warehouse, a boat slip at a marina or commercial space in a retail strip shopping center. The real estate unit may be space in an office building or rental of manufacturing space.

M.C-D.
Jan 29, 1999

Also as used herein, management may include, but is not limited to, acting as a authorized agent of an owner for a real estate unit in any matter regarding the unit. Acting as an agent may include contracting for rental or sale of a unit or for providing such services as repair, upkeep and cleaning. Management may also include acting as an authorized agent for receiving rental receipts or for making payments for the real estate unit's financial obligations (e.g., mortgage, taxes, assessments, etc.).

Under the illustrated embodiment, the CPU (server) 16 provides a website 24 which the real estate manager 12 may access from a remote location through the Internet 14 from virtually any location worldwide. Through the website 24, the manager 12 may receive information and perform specific management functions as more specifically set forth below.

The CPU 16 may also receive information (e.g., rental income information, check clearing data, etc.) from one or more financial institutions 18. The information from a financial institution 18 may be forwarded to the CPU 16 under any of a number of formats. For example, the information may be forwarded directly through the Internet. Alternatively where security is a concern, the information may be forwarded through the public switched telephone network 20 using a modem.

Finally, the CPU 16 may also receive information from any of a number of local terminals 22, either connected directly to the CPU 16 or through the